THE SNUG HARBOR LEASES

SOME OF THE HOLDERS OBJECT TO THE INCREASED RENTALS.

MEETINGS HELD, BUT NOTHING ACCOMPLISHED-

CAPTAIN BANDALL'S MINTO FARM AND

WHAT HAS COME OF IT. ectings recently held in this city by people aying ground rents to the Sailor's Snug Haror, who object to the increase in rentals proposed the trustees of that institution, have directed uable property in the heart of New-York from thich the income to support the Snug Harbor is derived. The number of leases falling in this spring is larger than usual. There are fifty or sixty in all, the twenty-one years' term of which is on the point of expiring. The disposition of the trusthere is a belief that in a few years many of the

resent buildings may profitably be torn down to

room for more costly structures. The land belonging to the Harbor compris shout twenty-one acres, and is bounded, roughly by Fourth and Fifth aves., Waverley boundaries was included in the old Minto farm, but the present street lines do not coincide farbor holdings do not extend above Tenth-st., for a small gore at the northwest corner and Fourth-ave. The Mercantile Library is outside. Above Ninth-st. there is roperty on the east side of University Place. stand some buildings of much value, such Stewart's former store and House, as well as various buildings on both Broadway. There are also some dwellingouses and many structures of moderate value. University Place and Clinton Place a large cause of their present troubles.

ONE CAUSE OF THE TROUBLE.

Yes," said one of them a day or two ago, pointard the new building, "that is what has led the trustees of the Harbor to make the advances all around here. We have been on the ragged edge since January 19, and are not able to get the ou see, when that building was put up the what they had been before; and that has given the trustees the idea that all this property is going to be very valuable for business purposes. have held two or three meetings, and various of fighting the increase have been considered, but I do not believe anything is going to be

ter to the Legislature, for some of us feel that the are not obeying their charter, but it is difficult to get the holders of leases to act together. nothing will be accomplished. As a matter of fact, the leases provide for a renewal of 5 per cent of the value of the property, and as the trustees put their own value on it, there is nothing for us to do. If we refuse to renew hey may take our property at a fair valuation Then, again, they offered to renew for ve years or ten years, but many of us do not want Unless we get a lease for the full term of rone years, there will be little chance of selling our property if we want to sell out.

'In my opinion, the trustees are mistaken in supsing that business is coming up to this part of eight, with three drawn games. ty so fast. I can see no signs of it, except the putting up of that large building over there. nder the present lease I have been paying a rental of \$500. Now they want to make it \$800 or more, claiming that the land is worth \$15,500. It is an I would much rather they would take the building, if they would only allow me a fair price

The owner of a large building in Broadway, who renewed his lease two years ago, said that he knew thing about the present movement of leaseholdit would amount to much. years ago," he added, "and didn't make any proeither. I didn't think it would do any good. They raised me \$2,000 a year. The fact is, I wasn't very well at the time, and I was glad to get the matter closed up as promptly as possible because of complications that might arise in case I didn't get well. I don't see the use of kicking, any way, for they have got the 'dead wood' on all of us. The Harbor owns all the land around here, and the ctically make their own terms. I understand that they make \$400,000 a year, net, out

Commerce, is president of the Board of Trustees of the Snug Harbor. When asked yesterday about the relations of the Board to the leaseholders and the methods of doing business, he said:
"This year a larger number of leases fall in than

usual. There are fifty-four of them, I believe. It is the aim of the trustees to have as many as possible full in at the same time, as we feel that it will be to the interest both of the Harbor and the lesses if the property can be improved on a large scale. For instance, a number of leases on Ninthet. run till 1907, and we have proposed to the lessees of the adjoining property in Clinton Place that they shall renew for ten years, with all the covenants that would be provided in a lease of twenty-one years. The regular method of operation when a lease falls in is this: If the trustees and the lessee agree, or can come to an agreement after consultation, a bargain is made on the spot

ation when a lease falls in is this: If the trustees and the leasee agree, or can come to an agreement after consultation, a bargain is made on the spot. If they cannot agree, then each party has the right to appoint an appraiser to settle the matter; and if the appraisers fall to agree than they appoint an umpire, whose decision is final. The appraisers estimate the value of the land and of such buildings as may be on it, and if the lesses is unwillings to pay the rental fixed the trustees have the option of taking the buildings. The rental is to be a per cent of the valuation of the land as determined by the appraisers or the umpire.

"Of course real estate in that neighborhood is much more valuable now than it was twenty-one years ago." Some time ago we engaged John Harsen Rhoades president of the Greenwich Savings Bank, and Michael Coleman, for a number of years president of the Tax Department, to go over the property of the Harbor and ax its value. Then, knowing how hard the times have been, we have proposed to some of the issues to renew for five years at a smaller rental than would be asked for a term of twenty-one years, with the expendation that at the end of five years prosperity will have returned and the leaseholders will be in a better position to make the improvements that are necessary to enable them to get such a return as will justify the increased rental. In some cases where the property has not been improved as we think it should, we have taken the buildings and erected others in their places, as we have a right to do. But you will notice that on some of the streets crossing our property the line of improvement is drawn where the land owned by the Harbor hegins, although some fine buildings have been erected on it. Many of the buildings however, are dwelling-houses that were good enough twenty-one years ago. But business is entering that part of the city, and while the owners of these houses put really of no use except to be torn down when improvements are made.

In answer to a question regar

THE FOUNDER OF THE SNUG HARBOR.

The Minto farm was bought by Captain Robert Richard Randall in 1790, and in a house standing on it he died in 1891. He was the founder of the Sallor's Snug Harbor, an institution for aged, de-creptt and worn-out sallors who have served under the American flag. At the time of Captain Ranthe American flag. At the time of Captain Rancall's purchase of the farm Broadway extended no
vurther north than his property. How far afield
were his ideas of the future of the city may be inferred from the fast that he provided in his will
that the institution he wished to establish for the
benefit of sailors should be placed on the farm which
he bequeathed for its maintenance. Although Captuln Randall died in 1861 and the institution was incorporated five years later, it took until 1890 to settle
the saits to set aside his bequest brought on various
pretexts. In the mean time it was found impracticable to follow his suggestion that the Snus Harbor
ice established on his own property, and a number
of sites on Long Island and elsewhere were considered. Finally it was decided to erect the institution on Staten Island, on the ground which it now
occupies, and there it was dedicated in 1832.

The will of Captain Randall provided that it
should be in charge of a Board of Trustees consisting
of the Chancellor of the State (an office abolished
half a century ago, the Mayor and Recorder of the
city, the president of the Chamber of Commerce,
the president and vice-president of the Marline Society and the senior ministers of the Episcopal and
Presbyterian churches. The designation of the last
two is taken to mean the senior minister of Trinity
Church and the paster of the First Presbyterian
Church—at present Dr. Dix and Dr. Duffield. Captain Randall selected a burial-place on his farm, but
the removal of his body became necessary in 1825,
when the city decided to open Eighth-st., and after call's purchase of the farm Broadway extended no

staten Island in 1834 and buried in the grounds be Snug Harbor. In 1884 a bronze statue of the der of the Harbor, the work of St. Gaudens, was ted on the lawn of the institution.

the Snug Harbor between 800 and 200 old salts cared for. They are well treated, but nevertheare not altogether satisfied with their lot. Havplenty of time on their hands, they use some of a dilating on their alleged grievances. Captain & the savernor of the Harbor, has the reputation of being a strict disciplinarian. He has been at head of the institution since 1884, and his adsistration appears to give satisfaction to the

WITH QUEENS AND ROOKS.

BRILLIANT CHESS PLAY IN THE PILLS-BURY-SHOWALTER MATCH.

TION-ONE OF LASKER'S GAMES-A TOUR-

won the match, the championship and the stakes. It was a remarkable contest throughout, and it clearly demonstrated the fact, which has often been commented upon in The Tribune, that America can boast of the two foremost players among the world's experts, namely. Pillsbury and Showal-ter. Although a summary of the match was pre-sented to the readers on Thursday morning, it

atch on this occasion. After drawing the first two games on February 10 and February 11 respectively, Pillsbury went winning three games on February 17, 24 and 26. It was then generally thought that the clever Boston expert would continue on his vicous career, and most people gave up the fight Showalter. However, the unexpected happened, for Showalter, with heavy odds against him, rose on March 3, 5 and 6, tied his antagonist, the score then being three games each and two games ninth game on March 9. Showalter scored the next game on March 12, Pillsbury the eleventh on March 15, and two days later the score was again a tie, as

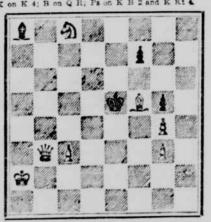
Showalter won, each man having scored five wins. Then the most critical stage of the match had come. The winner of the next game was sure of losing the match by "score games up," for a rule had been provided that, in case the players tie 'ten games up"; that is to say, until one was the

Showalter won the fifth game on March 21, and mark, won the game on March 24 and the score was tied again, and they had to go on, according to "ten games up" rule. They started the final stage with a draw on March 27, and then the players won games in turn, Pilisbury on March 29 and April 5, walter on March 31 and April 8, the score then being eight each. On April 12 the Bostonian made sure of not losing the match by registering his ninth victory, for if Showalter had won the next game ever, he won the twenty-first game (his tenth game) on Wednesday, leaving the final score of ten to

Although Showalter was beaten, he did not lose in reputation; on the contrary, he has shown that here and abroad. As regards Pillsbury it is tuckian, as winner of the Hastings Congress, and as prize taker in Nuremberg, Budapest and St. Petersburg, will still more be considered to be second to none among the world's players.

			#4E () 50 (#70007E)	
		Birmingham:	s contest in	simultaneou
aniel, (d) (e)) 2	BLAC Mr. Da Q-K3 Kt-R4 P-Kt3 B-B(f) Kt-Kt5 P-B3 Kt-R4 Kt PxB Q-B2 R-K4	GAME. WHITE. E. Lasker. 14 Q-K 3 (c) 15 Q-B 4 17 R-K 3 18 R-K 2 19 Q-R 6 20 R-R 3 21 R x Kt 22 B x F 23 R x P	SCOTCE BLACK. Mr. Daniel. P-K 4	white. E. Lasker. 1 P-K 4 2 Kt-K B 3 3 P-Q 4 4 Kt x P 5 Kt-Q B 8 6 Kt x Kt 7 B-Q 3 8 Castes 9 P x B
2 E	B-B 10 Kt-Kt 2 P-B 3 Kt-R 4 Kt P x B Q-B 2	17 R-K 3 18 B-K 2 19 Q-R 6 20 R-R 3 21 B x Kt 22 B x F	Kt-B3 B-Kt6 KtPxKt Castles BxKt R-K (a)	4 Kt x P 5 Kt-Q B 8 6 Kt x Kt 7 B-Q 3 8 Castles 9 P x B 10 Q-B 3

Last week a meeting of chess players was held in St. George's Club house in order to arrange for a National masters' tournament to be played in celebration of the Queen's Jubiles. PROBLEM NO. 185-BY N. MAXIMOW, ST. PETERS-



CORRESPONDENCE.

INVESTIGATING FINN'S DEATH.

KEOUGH HELD FOR FURTHER EXAMINATION AND HIS COMPANIONS DISCHARGED.

Magistrate Flammer, in the Harlem Court, yesterday morning held a further examination in the case of John Keough and the six other men who were arrested early Friday morning for complicity in the death of Anthony Finn, who died in Schlessinger's saloon, Twenty-eighth-st, and Second-ave., from the effects of a knife wound in his arm. The examination terminated by Keough being held, without bail, for a further hearing to-day, and in his companions being discharged.

Keough told the same story yesterday as he told in court on Friday—that when Finn attempted to stab him with a knife he seized the watchman's hands and pressed them together, and that in doing this the knife may have sunk into Finn's arm. Each of the other prisoners declared that he knew nothing about the tragedy until it was all over. James O'Hara said he saw a knife in Finn's hand. Each one of the six declared that he had seen no scuffie, but only what appeared to be "horse play"

seuffle, but only what appeared to be "horse play" between Finn and Keough.

Dr. Armstrong, of the Harlem Hospital, who responded to the policeman's call for an "mbulance and who examined the dead man's wound, said that Finn expired before the ambulance reached the saloon. The wound was not a stab wound, but a "drawing cut," four inches long and two inches deep. From the doctor's restimony and that of the police it was clear that Finn had been left by his nalf-drunken companions to bleed to death. The fatal wound was on his left forearm.

"WHAT IS PEGAMOID!"

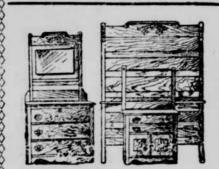
Horace C. Du Val's daily mail has become abnormally large since The Tribune mentioned the fact that he had been elected vice-president of the Pegamoid Company, and he says that friends, as well as people whose existence he had forgotten, are writing to him, asking "What is Paramoid?"



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